Accessory Dwelling Units (ADU)

TYPE 2A: CONVERSION OF DETACHED ACCESSORY STRUCTURE

Permitting and Development Standards
Effective: January 1, 2020

Planning Division | 214 South C Street | (805) 385-7558 | oxnard.org/planning

Purpose and Intent: Conversion of an existing detached garage or accessory structure to an ADU with no changes to or attachment to the Primary Unit.

PROPERTY LOCATION:

PERMITTING

<table>
<thead>
<tr>
<th>Applicant Enter as Proposed</th>
<th>Comply?</th>
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<tbody>
<tr>
<td>Administrator Planning Permit</td>
<td>Ministerial</td>
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<tr>
<td>From submitting complete Building and Eng. plans</td>
<td>Not to exceed 60 days</td>
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DEVELOPMENT STANDARDS

Allowed in Zones (includes –PD & –AH additive zones)

- R1, R2, R3, R4, C1, C2, DT-E

Minimum Size

- 220 sf

Maximum Size

- 1,200 sf

Front yard setback

- by Zone

Side yard setback

- Existing or NLT 4 feet

Rear yard setback

- Existing or NLT 4 feet

Maximum height

- by Zone

Separate exterior entrance required

- Yes

Comply with other Codes

- Yes

REQUIREMENTS

Solar Panels required

- No

Kitchen Type

- Full

Bathroom

- Full

PARKING

Primary Unit

- No change unless garage conversion

ADU

- recommended

FIRE SPRINKLERS, UTILITY METERS & IMPACT FEES

Fire sprinklers

- Required for Primary Unit

Water/sewer meter

- Yes

Impact Fees

- Yes, if ADU is 750 sf or more

THE FOLLOWING CONDITIONS APPLY TO ADU TYPE 2A

1. ADU not allowed in the Oxnard Coastal Zone (between Victoria Avenue and Pacific Ocean)
2. ADU projects are exempt from California Environmental Quality Act (CEQA, Class 3, Guidelines §15303)
3. ADU Standard Planning Zoning Clearance documents and conditions are to be incorporated into the Building Permit plans.
4. ADU within the Henry T Oxnard District or a listed structure requires compatibility review and standards apply: ADU use is allowed.
5. ADU buildable area.
6. Eligibility requires one legal parcel with one existing legal Primary Unit and with existing detached garage and/or accessory structure or building such as a storage shed or greenhouse.
7. Efficiency unit. Same meaning as Health & Safety Code (HSC) 17958.1, which requires a living area of 150 sf + other area of 70 sf for 2 persons.
8. Additions can be added to the existing structure. In addition to the 1,200 sf maximum size, up to 150 sf addition allowed for egress/ingress within ADU buildable area.
9. ADU addressing likely to be “Unit No. X” to existing Primary Unit address, subject to USPS final determination.
10. ADU fire sprinklers required if required for the Primary residence: Oxnard Fire Code requires full sprinklers on all structure(s) at 1,000 sf cumulative additions and alterations since Dec. 27, 2007 (OCC §14-26).
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13. ADU parking space may be tandem, uncovered, and/or located in a side yard setback.

For more information, request an appointment with City staff:
Building (805) 385-7925
Fire Dept. (805) 385-7795
Planning: (805) 385-7558

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